



*Bernard "Jack" Young
Mayor*

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman



*Chris Reyer
Director*

STAFF REPORT

June 11, 2019

REQUEST: Concept Review, Height, Massing and Scale of New Addition

ADDRESS: 623 S. Caroline St. (Fells Point Historic District)

RECOMMENDATION: Approval of Height, Massing and Scale. Final Plans to return to the full Commission.

STAFF: Walter Edward Leon

PETITIONER: Rosenberg, Martin, Greenberg, LLP

OWNER: H & S Bakery

SITE/HISTORIC DISTRICT

The site is located in the north western area of the Fells Point Historic District. Fells Point is significant as one of the original three settlements that merged to form the beginnings of Baltimore City. The area is directly linked to early maritime trade, which was to Baltimore's growth and development. Besides the significance of Fells Point in the eighteenth century, the community has been a constantly growing and changing urban place. Many of the earliest houses were added on to in the Victorian era creating a unique blend of pre-Revolutionary War and post-Civil War architectural styles and characteristics. Fells Point has been a diverse neighborhood of many ethnic groups each influencing the growth and development of the area throughout the nineteenth and twentieth centuries. Many of the later structures are of architectural significance and are consistent with the waterfront character of Fells Point, even if stylistically different.

Site Conditions: The property at 623 South Caroline Street was a two-story, late 19th-century warehouse structure built during the period of significance for the Fells Point historic district. It is now a cleared lot.

BACKGROUND

On August 11, 2015, the Commission reviewed the site for Demolition Hearing 1. The Commission concluded that the structure contributed to the district and denied the request for demolition.

In October 13, 2015, H & S Bakery presented redevelopment plans for the surrounding property to the Commission. Those plans involved retaining the structure and incorporating it as part of the new facility. The Commission approved these plans in concept with final details to be reviewed and approved by staff..

In 2002 and again in 2007, Pee Tee Associates LLP (the owner) applied for a demolition permit.

After the construction of the adjacent new warehouse buildings, the engineers for the developer discovered severe deterioration to the exterior and interior of the structure.

In December 12, 2017, an inspector from the Baltimore City Department of Housing condemned the property.

In Spring of 2019 the Commission gave approval for demolition of the structure as it had lost structural integrity.

PROPOSAL

The applicants propose to construct a 2 1/2 story high brick masonry addition to the existing warehouse structure.

APPLICATION OF GUIDELINES

CHAP Staff applied Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings, 2.1 Guiding Principles for New Design, 2.2 Site Design, 2.3 Scale and Form.

2.1 Guiding Principles for New Design

- Identify the character-defining features of the surrounding historic buildings and streetscape. Design new buildings to visually relate to the historic environment. Respect the established design precedent in the immediate area but do not imitate existing buildings.

The applicants propose to continue the exterior design of the already built warehouse expansion of the H & S warehouse building.

- Contemporary architectural design that reflects its current time, place, use, and culture is accepted, provided that the design is compatible with the character of the historic district.

The proposal would match the contemporary designed warehouse already surrounding the empty lot.

- New buildings that are similar to existing historic buildings in materials, form, massing, and architectural features are accepted as long as the new buildings can be distinguished from historic buildings.

The addition proposes to use similar brick as the surrounding brick warehouse structure found in this section of the historic district.

2.2 Site Design

- Retain established property line patterns, street and alley widths, setbacks, primary and secondary building orientation, and landscape elements.

The proposal looks to match the height, frontage and property lines as the previous structure and the new warehouse.

New construction at corners or abutting public spaces require special consideration in the design of entrances and multiple, publicly visible facades.

The proposal is a closed off addition to the existing warehouse and accessed internally.

2.3 Scale and Form

- The scale and form of new buildings must be compatible with the height and depth of surrounding buildings. Where there is variation of building height within the immediate neighborhood, the new building should generally relate to the predominant pattern.

The proposal will match the newly built warehouse in height, scale and form.

- New buildings must complement the massing of surrounding buildings, including the proportion of solid surfaces (walls) to voids (window and door openings.) Respect the characteristic rhythm (fenestration, bays, rooflines, etc.) of existing buildings.

The proposal will match the newly built warehouse in all of these aspects.

NEIGHBORHOOD COMMENTS

The Fell Point Design Review Committee and the Fells Point Community were notified of this proposal.

ANALYSIS

The proposal completes the design of the newly built warehouse. The height, massing and scale meet the Guidelines for new additions. However, the infill addition is located at a prominent intersection leading into the historic district. Staff feels that end corner bay needs addition details and articulation to give emphasis to the corner for both vehicular and pedestrian traffic.

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Eric L. Holcomb
Executive Director

Site Map- Historic District





